



City of Seattle Preliminary Assessment Report

April 01, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary			
AP/Project No.	3008623	Ground Disturbance	
Application Template	PRJ	PASV Required This Permit	N
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	(Not Req)
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	2211 Elliott Ave		
Location			
Zoning		Applicant	MATTHEW BLINSTRUB 2711 ALASKAN WAY SEATTLE WA 98121 (206) 728-3711
King County APN	1977200187		
Permit Status			

Description of Work	The port proposed to revise Special Exception to Max-allowed number of parking spaces for World Trade Ctr. E. Pkg Garage, approved under Proj. #9600428 & 9604376. from 315 over code spaces up to 385 over-code spaces. to allow parking of approx 16 additional vehicles on Pkg Level 3 & Approx. 54 additional vehicles of Level 4 (basement), via Valet-stached pkg per proposed Stacked Pkg & per proposed Stached Pkg & Valet Operations Plan (See attached plans). The parking of additional vehicles will be achieved via operattional modifications only (parking in tandem, other ways, and in drive aisles), for time-specific/seasonal events of peak parking demand.	Applicant Email Linked AP/Project Nos.	blinstrub.m@portseattle.org
SDOT Project No			

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Other Requirements

- Please contact the SCL Electric Service Engineer for your area several months in advance to discuss and get approval for any modifications to the existing electrical facilities: 206-233-7177.

DPD Drainage Requirements

Contact: Joseph P Berentsen, (206) 684-8613, Joe.Berentsen@seattle.gov

Existing Public Drainage Infrastructure

Combined sewer main location: Elliott Ave.

Combined sewer main size: 12" Diameter

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Combined sewer.

Sanitary Sewer

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer.

Permanent and Temporary Dewatering

The foot drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system.

DPD Land Use Code Requirements

Contact: Lawrence L Falk, (206) 684-0471, larry.falk@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

ELLIOTT AVE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

WALL ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

BELL ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

A shoreline substantial development permit is required, unless the project qualifies for a specific exemption from the Shoreline Master Program. See CAM 209 and 209A for more details. Application and decision on the exemption must be made before submission of an application.

Based on the preliminary site plan it appears the development does not meet land use code development standards. Modify the site plan to meet required development standards or submit a variance application. See CAM 210 for more details.

Notes to Applicant

Could potentially apply for the Shoreline exemption.

SDOT Requirements

Contact: Yohannes Minas, yohannes.minas@seattle.gov

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Contact: Tanya Treat, (206) 615-1636, TreatT@seattle.gov

Existing Public Infrastructure - Water

Water main location: Elliott Ave

Water main size: 8-inch

Water main pipe material: Cast Iron

Closest fire hydrant location: NE corner of Bell St and Elliott Ave

Closest fire hydrant distance from property line: 130 feet

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.